178.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	658,000 / 658,000
					USE VALUE:	658,000 / 658,000
					ASSESSED:	658,000 / 658,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWEENEY JOHN J III
Owner 2:	SWEENEY KATHERINE L
Owner 3:	
Street 1:	83 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LIN DAVID T/KRISTIN R -
Owner 2:	-
Street 1:	83 VALENTINE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,957 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Aluminum Exterior and 1352 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5957.000	238,900		419,100	658,000
Total Card	0.137	238,900		419,100	658,000
Total Parcel	0.137	238,900		419,100	658,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.69 | /Parcel: 486.6

Legal Description

User Acct 120620

GIS Ref

GIS Ref

Insp Date 07/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 178.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	239,000	0	5,957.	419,100	658,100	658,100	Year End Roll	12/18/2019
2019	101	FV	200,800	0	5,957.	419,100	619,900	619,900	Year End Roll	1/3/2019
2018	101	FV	200,800	0	5,957.	353,200	554,000	554,000	Year End Roll	12/20/2017
2017	101	FV	200,800	0	5,957.	323,300	524,100	524,100	Year End Roll	1/3/2017
2016	101	FV	200,800	0	5,957.	275,400	476,200	476,200	Year End	1/4/2016
2015	101	FV	195,800	0	5,957.	239,500	435,300	435,300	Year End Roll	12/11/2014
2014	101	FV	195,800	0	5,957.	221,500	417,300	417,300	Year End Roll	12/16/2013
2013	101	FV	195,800	0	5,957.	210,700	406,500	406,500		12/13/2012

!13990!

PRINT

Date	Time
12/11/20	03:52:36

LAST REV

Date	Time
08/28/18	14:46:23

apro

13990

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIN DAVID T/KRI	48400-566		10/30/2006		425,000	No	No		
MEDEROS DANIEL	39758-490		7/1/2003		423,500	No	No		
MURRAY JULENE R	32437-218		2/28/2001		324,500	No	No		
MURRAY JULENE	29940-154		3/22/1999	Convenience	1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2017	898	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	Meas/Inspect	CC	Chris C
10/18/2008	Meas/Inspect	201	PATRIOT
2/13/2007	MLS	MM	Mary M
4/12/2001	MLS	MM	Mary M
3/21/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	163	PATRIOT
7/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	120620
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5957		Sq. Ft.	Site		0	70.	1.01	7									419,096						419,100	

Total AC/HA: 0.13675 | Total SF/SM: 5957 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 419,096 | Spl Credit | Total: 419,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	67800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346167
Depreciation:	107312
Depreciated Total:	238855

COMMENTS

SINK/BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

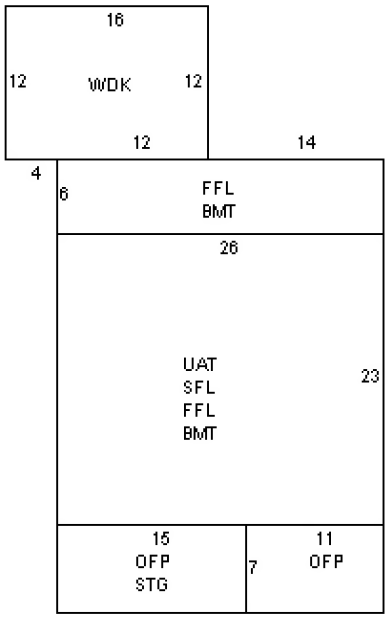
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	87.35
Final Total:	238900	Val/Su SzAd	176.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	754	49.610	37,408
FFL	First Floor	754	165.380	124,693
SFL	Second Floor	598	165.380	98,894
WDK	Deck	192	10.980	2,109
OFP	Open Porch	182	25.050	4,560
UAT	Upper Attic	150	66.150	9,889
STG	Storage	105	7.750	813
	Net Sketched Area:	2,735	Total:	278,366
Size Ad	1352	Gross Are	3183	FinArea 1352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc